



05 April 2023

Delivered via Planning Portal (Ref: PP-12048153)

Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Ref: BUPL3010

Dear Sir/ Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPLICATION FOR A NON-MATERIAL AMENDMENT TO AMEND PLANNING PERMISSION REF. 2022/4140/P (UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED) – NON-MATERIAL AMENDMENTS TO ENTRANCE DOORS

GROUND FLOOR UNIT FRONTING HAMPSTEAD ROAD, THE LANTERN, 75 HAMPSTEAD ROAD, LONDON NW1 2PL

We write to you on behalf of our client, Bupa Global, India & UK (hereafter: the 'Applicant'), to submit an application (under S96 of the Town and Country Planning Act 1990) to the London Borough of Camden ('LB Camden') to make a non-material amendment to planning permission ref. 2022/4140/P at the Ground Floor Unit fronting Hampstead Road, The Lantern, 75 Hampstead Road, London, NW1 2PL ('the site'). The proposed amendment is outlined in detail below.

THE SITE

The building known as 'The Lantern' is located at the junction of Hampstead Road and Drummond Street within the LB Camden, just north of Euston Road, west of Euston Station, and to the east of Regents Park. The development was permitted under planning permission ref. 2017/3518/P on 09 March 2018 to provide a ground plus 7 storey building containing office (E(g)(i)), flexible office/healthcare (E(g)(i)/ E(e)), retail (E(a)), cafe (E(b)) and 17 residential (C3) units.

Following the grant of the above planning permission, an application (ref. 2018/0663/P) was made under Section 73 of the Town and Country Planning Act 1990 (as amended) for a variation of Condition 2 (Approved Plans), to demolish 60% of the existing primary structure (as opposed to 30% previously approved) and to increase the overall height of the building by 450mm. This minor material amendment application was granted subject to a Section 106 Legal Agreement on 02 July 2018.

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The ground floor unit subject of this application was permitted for Class E (restricted to (a - retail) and (e - medical/health services)) under the planning permission ref. 2022/2805/P (dated 04 August 2022), enabling Bupa's planned occupation of the unit as a health clinic.

The building is not listed and does not lie within a Conservation Area, nor are there any listed buildings or Conservation Areas immediately adjacent to the building. The site lies within the Euston Area Action Plan which divides the Euston area into six character areas; the site is within the Regent's Park Estate Character Area.



Figure 1: Location Plan, prepared by Lusted Green

CONSENTED PROPOSALS

LB Camden granted planning permission (ref. 2022/4140/P) for the site for the following development on 22 November 2022 for:

“Installation of 2 sets of replacement entrance doors with new louvres above.”

In order to facilitate Bupa's occupation of the unit as a health clinic, the consented proposals sought to make minor external alterations to the Hampstead Road façade. This comprised the installation of new replacement entrance doors and replacement of existing louvres above the ground floor windows.

PROPOSED NON-MATERIAL AMENDMENTS

Following the investigations of the unit, the non-material amendments subject of this S96a application seek to alter the mechanism of the entrance doors to ensure the proposed new automatic hinged doors (opening inwards) for both the main and secondary entrances are correctly shown on the proposed approved drawings. The revised proposals would be more compatible with the existing curtain wall system and provide a fully inclusive, accessible entrance for customers and staff, incorporating DDA and Part M compliant design.

In line with the consented proposals, the size, materiality and finish of the glazed panels and framing will match the existing, and no changes are proposed to the design and location of the decorative louvre panels.

Given the limited nature of the proposed amendments, when considering their scale against the wider approved proposals, the proposed changes are considered 'non-material' and therefore can be determined via a S96a application to the extant planning permission (ref. 2022/4140/P).

SUBMISSION DOCUMENTS

The S96a planning submission is made via Planning Portal (Ref: PP-12048153) and is accompanied by the following documents:

- Application Form and Ownership Certificates;
- Location Plan, prepared by Lusted Green;
- Consented Plans and Drawings submitted under ref. 2022/4140/P, prepared by Lusted Green:
 - Consented Block Plan ref. LG39_102-003
 - Consented Ground Floor Plan ref. LG39_102-005
 - Consented External Elevation ref. LG39_109-201
 - Consented Section ref. LG39_109-302
- Proposed Plans and Drawings, prepared by Lusted Green:
 - Proposed Block Plan ref. LG39_102-003A
 - Proposed Ground Floor Plan ref. LG39_102-005A
 - Proposed External Elevation ref. LG39_109-201A
 - Proposed Section ref. LG39_109-302A

The requisite fee of £266.20 has been paid via Planning Portal.

We trust that the information provided sufficient to enable the council is to validate and permit this application for the approval of non-material amendments and look forward to receiving confirmation of this at the earliest opportunity. In the meantime, please contact my please contact my colleague Sam Brown [REDACTED] or myself at these offices if you have any queries.

Yours sincerely

[REDACTED]

Kinari Tsuchida
Assistant Planner

Turley

